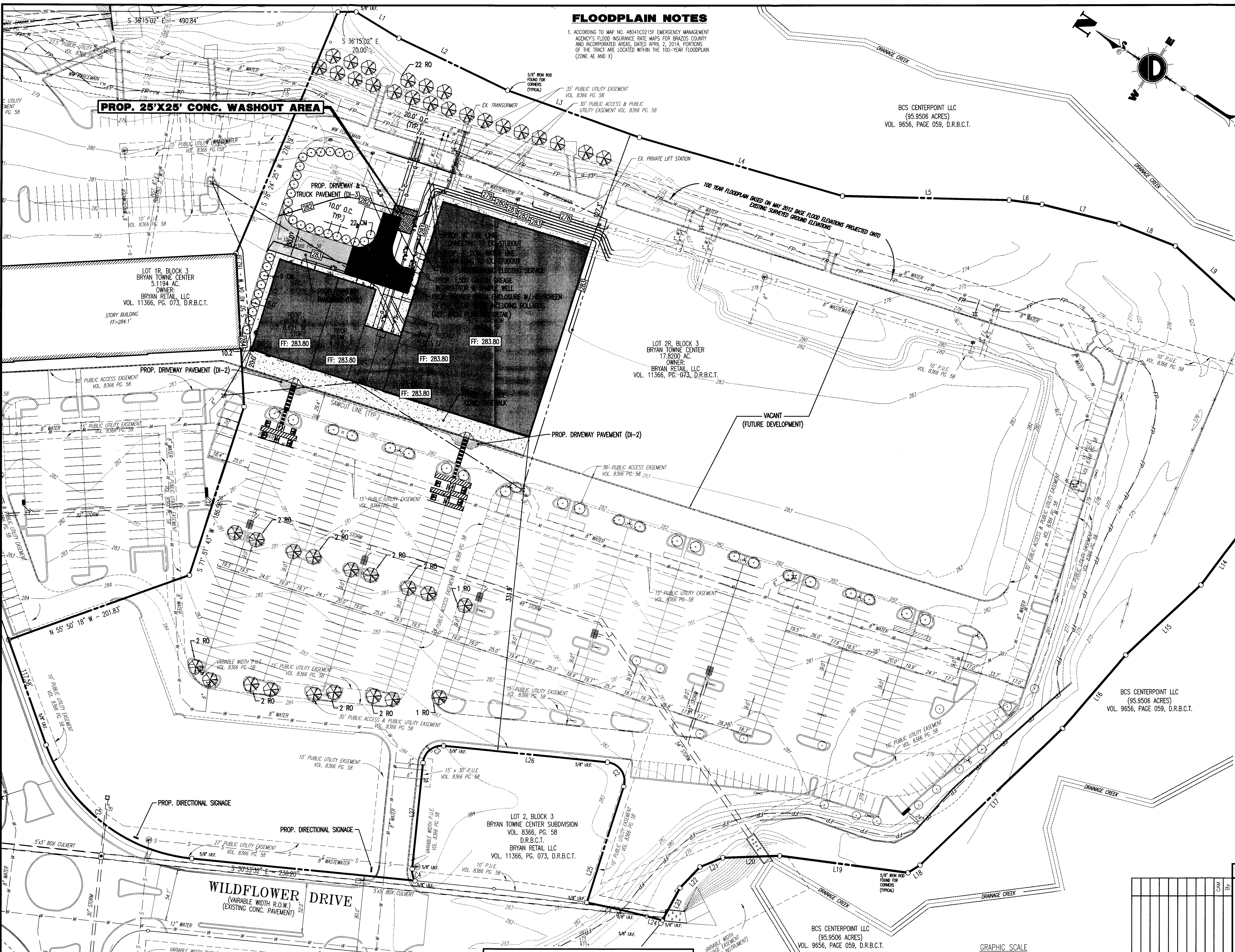


Product Ver. 20.0s (LMS Tech)
Plotted: 09/30/15 - 10:17 AM By: dbyd
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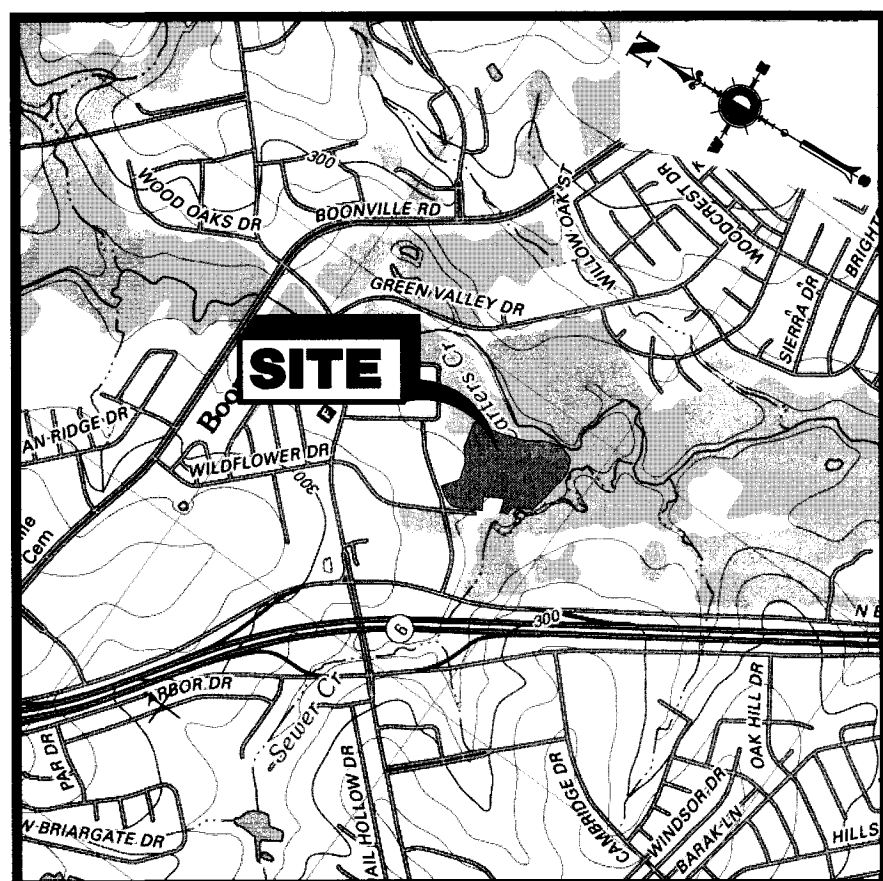


FLOODPLAIN NOTES

1. ACCORDING TO MAP NO. 480410215F EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS FOR BRAZOS COUNTY AND INCORPORATED AREAS, DATED APRIL 2, 2014, PORTIONS OF THE TRACT ARE LOCATED WITHIN THE 100-YEAR FLOODPLAIN (ZONE AE AND V).

BCS CENTERPOINT LLC
(95.9506 ACRES)
VOL. 9656, PAGE 059, D.R.B.C.T.

LINE TABLE		
LINE	DIRECTION	DISTANCE
L1	S04°55'22"E	52.73'
L2	S10°40'11"E	126.74'
L3	S16°31'18"E	147.47'
L4	S20°05'22"E	222.54'
L5	S34°40'03"E	175.45'
L6	S28°41'31"E	34.77'
L7	S21°55'15"E	83.51'
L8	S14°47'06"E	63.83'
L9	S06°06'01"W	88.81'
L10	S15°58'54"W	63.80'
L11	S39°00'52"W	45.02'
L12	S63°18'01"W	76.62'
L13	S76°00'44"W	63.66'
L14	N89°19'10"W	86.75'
L15	N79°03'28"W	107.84'
L16	N85°34'28"W	101.80'
L17	N80°14'43"W	208.32'
L18	N68°23'56"W	14.96'
L19	N28°44'14"W	136.05'
L20	N38°15'40"W	60.03'
L21	N58°16'08"W	25.88'
L22	N62°27'20"W	30.40'
L23	S82°16'11"W	38.69'
L24	N21°46'17"W	16.88'
L25	N07°17'11"E	128.21'
L26	N30°33'32"W	173.09'
L27	S59°26'28"W	113.00'



LOCATION MAP

1" = 2,000'

CURVE TABLE				
CRV	DELTA	RADIUS	ARC	CH. BEARING
C1	3°28'20"	1066.50'	64.63'	N23°30'26"W
C2	101°50'42"	20.00'	35.55'	N20°21'50"E
C3	90°00'00"	20.00'	31.42'	N75°33'32"W
C4	36°52'12"	20.00'	12.87'	S41°00'23"W
C5	64°42'45"	182.00'	205.56'	N07°47'51"E

GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTAINMENT AND PROPER DISPOSAL OF ALL LIQUID AND SOLID WASTE ASSOCIATED WITH THIS PROJECT. THE CONTRACTOR SHALL USE ALL MEANS NECESSARY TO PREVENT THE OCCURRENCE OF UNWASHED LITTER FROM THE PROJECT SITE.
2. NOTE: DEMOLITION/CONSTRUCTION WASTE - SITE IS REQUIRED TO PROVIDE CONTAINMENT FOR WASTE PRIOR TO AND DURING DEMOLITION/CONSTRUCTION. SOLID WASTE ROLL OFF BOXES AND/OR METAL DUMPSTERS SHALL BE SUPPLIED BY CITY OR CITY PERMITTED CONTRACTOR(S) ONLY.
3. IRRIGATION SYSTEM - POTABLE WATER SUPPLY MUST BE PROTECTED BY EITHER AN ATMOSPHERIC OR PRESSURE VACUUM BREAKER, OR TESTABLE DOUBLE CHECK VALVE ASSEMBLY, AND INSTALLED AS PER CITY ORDINANCE.
4. FIRE SPRINKLER SYSTEM - POTABLE WATER SUPPLY MUST BE PROTECTED BY TESTABLE DOUBLE CHECK VALVE ASSEMBLY, AND INSTALLED AS PER CITY ORDINANCE.
5. POTABLE WATER PROTECTION - ALL DEVICES, APPURTENANCES, APPLIANCES, AND APPARATUS INTENDED TO SERVE SOME SPECIAL FUNCTION AND THAT CONNECTS TO THE WATER SUPPLY SYSTEM, SHALL BE PROVIDED WITH PROTECTION AGAINST BACKFLOW AND CONTAMINATION OF THE WATER SUPPLY SYSTEM.

GENERAL NOTES

1. THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES INCLUDING: REPEAT OF BRYAN TOWNE CENTER SUBDIVISION DAVID PETREE R.P.L.S. 11015 MIDWAY ROAD DALLAS, TEXAS 75229 DATED: 11/15/2013
2. OWNER/APPLICANT: BRYAN RETAIL, LLC C/O LAMAR COMPANIES 3121 WILDFLOWER DRIVE BRYAN, TX
3. PARCEL DATA: LOT 1R, BLOCK 3 3121 WILDFLOWER DRIVE CITY OF BRYAN BRAZOS COUNTY, TX ZONE: MIXED USE - PLANNED DEVELOPMENT (PD-M, ORDINANCE 1636) U.S.E. RETAIL (PERMITTED)
4. SCHEDULE OF ZONING REQUIREMENTS:

ZONE REQUIREMENT	ZONE PD-M (C2)	EXISTING	PROPOSED
FRONT SETBACK	25 FT	N/A	331.8 FT
SIDE SETBACK ADJACENT TO ABUTTING PROPERTY	7.5 FT	N/A	10.2 FT
SIDE SETBACK ADJACENT TO AN ARTERIAL STREET	25 FT	N/A	N/A
SIDE SETBACK ADJACENT TO A COLLECTOR/LOCAL STREET	15 FT	N/A	N/A
REAR SETBACK ADJACENT TO ALLEY/ABUTTING PROPERTY	7.5 FT	N/A	127.3 FT
MAX LOT COVERAGE	75%	36.0% (285,743 SF)	45.7% (354,793 SF)
MINIMUM LOT SIZE	20,000 SF	776,239 SF	776,239 SF
MINIMUM LOT WIDTH	100 FT	963.8 FT	963.8 FT
MINIMUM LOT DEPTH	200 FT	659.0 FT	659.0 FT
MAX HEIGHT	35 FT (*)	N/A	<35 FT

(*) STRUCTURES OVER 35 FT TALL ARE PERMITTED WITH ADDITIONAL SETBACK OF ONE ADDITIONAL FOOT PER TWO FEET OVER 35 FEET.

N/A: NO STANDARD N/A: NOT APPLICABLE (V): VARIANCE (E): EXISTING NON-CONFORMANCE

5. PARKING:

A. 1 SPACE / 250 SF OF FLOOR AREA RETAIL

REQUIRED - 47,245 / 250 = 189 SPACES REQUIRED

SPACES PROVIDED - 618 SPACES (INCLUDES 8 HANDICAP SPACES)

6. EXACT LOCATION OF PROPOSED BUILDING AND IMPROVEMENTS MUST BE CONFIRMED AND EVALUATED UPON COMPLETION OF SURVEY.

7. THIS PLAN IS PREPARED FOR CONSTRUCTION PURPOSES ONLY. THE EXISTING CONDITIONS SHOWN HEREON IS BASED UPON INFORMATION THAT WAS SUPPLIED TO OUR OFFICE AT THE TIME OF PLAN PREPARATION AND MAY BE SUBJECT TO CHANGE AND MUST BE UPDATED UPON PERFORMANCE OF A SURVEY.

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

DYNAMIC ENGINEERING
(dba) MIDWEST DYNAMIC ENGINEERING CONSULTANTS, PC
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732.974.0198 Fax: 732.974.0201
732.974.0198 Fax: 732.974.0201

TITLE: **OVERALL SITE PLAN**

PROJECT: **BRYAN TOWNE CENTER
PROPOSED RETAIL EXPANSION**
BLOCK 3, LOT 2R
3121 WILDFLOWER DRIVE
CITY OF BRYAN, BRAZOS COUNTY, TEXAS

JOB No: 0813-15-006
DATE: 09/02/15
DRAWN BY: CAM
DESIGNED BY: JM
CHECKED BY: GM
DJD
CONSTRUCTION CHECK DATE
CONSTRUCTION CHECK DATE
DEC Client Code: 0813 Rev. # 1

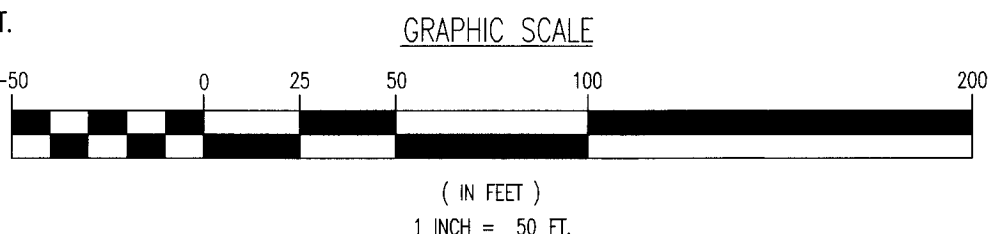
STATE OF TEXAS
GRAHAM MOORE
110132
PROFESSIONAL ENGINEER
TEXAS LICENSE NO. 110132

PAVEMENT LEGEND

	PROPOSED CONCRETE SIDEWALK
	PROPOSED DRIVEWAY PAVEMENT (DI-2) 6" 3,500 PSI CONCRETE @ 28 DAYS W/ #4 BARS @ 18" O.C.E.W. OVER 6" OF LIME TREATED SUBGRADE
	PROPOSED DRIVEWAY & TRUCK TRAFFIC PAVEMENT (DI-3) 8" 3,500 PSI CONCRETE @ 28 DAYS WITH #5 BARS @ 12" O.C.E.W. OVER 6" OF LIME TREATED SUBGRADE

WATER DEMAND

= 1,150 (OCCUPANCY FOR BUILDING) X 25 GPD/CAPITA
= 28,750 GPD
TOTAL DEMAND FOR LOT 2R
= 28,750 GPD



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